

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 29/15 Beach Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,300,000

Median sale price

Median price \$716,000 Property Type Unit Suburb Port Melbourne

Period - From 08/10/2018 to 07/10/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8 Young St ALBERT PARK 3206	\$1,315,000	05/10/2019
2	30/39 Esplanade East PORT MELBOURNE 3207	\$1,275,000	12/04/2019
3	12 Davies St PORT MELBOURNE 3207	\$1,250,000	27/05/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 08/10/2019 09:24



 3  2  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,300,000

Median Unit Price

08/10/2018 - 07/10/2019: \$716,000

Comparable Properties



8 Young St ALBERT PARK 3206 (REI)

Agent Comments

 2  1  1

Price: \$1,315,000

Method: Auction Sale

Date: 05/10/2019

Property Type: Townhouse (Res)



30/39 Esplanade East PORT MELBOURNE 3207 (REI)

Agent Comments

 3  2  2

Price: \$1,275,000

Method: Private Sale

Date: 12/04/2019

Rooms: 5

Property Type: Apartment



12 Davies St PORT MELBOURNE 3207 (REI)

Agent Comments

 3  2  1

Price: \$1,250,000

Method: Private Sale

Date: 27/05/2019

Property Type: Townhouse (Single)